



179 acres/72.4 hectares

US 183 is 1.4 miles/2.3 km east

Utilities

Greenfield with lake

Planned Unit Development and
General Commercial

Mr. Tommy LeVasseur
6th Street Capital Investors
X Park USA
1705 Lion's Den
Leander, TX 78641
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Property			
Total Acreage: 179 acres/72.4 hectares		Map: MAPSCO Austin 2006 Street Guide, pgs. 311, Sec. P, Q, R, T, U	
Location			
City: Leander		County: Williamson	
Address/Directions: South of San Gabriel Parkway, one-mile (1.6 kilometers) north of the FM 2243 and Bagdad Road intersection			
Within City Limits: Yes		Distance from City Limits: Not Applicable	
Distance to US Highways: 1.4 miles/2.3 kilometers		Type of Zoning: Planned Unit Development and General Commercial	
Distance to Interstate Highways: 14 miles/22.5 kilometers			
General Site Information			
Previous Use of Site: Open Farm Land	General Condition: Excellent	Dimensions: 1,549 x 3,770 feet/472 x 1,149 meters	
Soil Composition (based upon USDA, Soil Conservation Service, Soil Survey of Williamson County, Issued January of 1983): Denton-Eckrant-Doss: moderately deep, shallow and very shallow, calcareous, clayey, cobbly, and stony soils formed in indurated fractured limestone or limey earths; on uplands with variable, frequently flooded, 1 to 5 percent slopes		Shrink/Swell Capacity: Moderate to high with a high risk of corrosion for uncoated steel and a low risk of corrosion for concrete	
Adjoining Acreage Available: No	Can Site Be Divided: Yes	Lot Size: Negotiable	
Improvements			
Rail Served: No		Name of Railroad: Union Pacific, Southern Pacific, Capital Metro Commuter Rail	
Proximity to Port(s): Three (3) hours to Port of Houston		Other Improvements: Future home of X Park USA	
Fenced: Yes		Landscaped: No	
Located within an Industrial Park: No		Type of Business: Alternative entertainment & recreation park with commercial and retail development potential	
Deed Restriction(s): Yes		Covenants: Yes	
Utilities			
City of Leander Services: Department of Engineering, (512) 528-2700		Water - Size of Nearest Line: 8 inches/20.3 cm (proposed) Pressure: 88 psi/606.7 kilopascal	Sewer - Size of Nearest Line: 8 inches/20.3 cm (proposed)
Electric Service: Pedernales Electric Cooperative (PEC)	Phone: (830) 868-6041	Facs: (512) 268-0328	Email: Trista.fugate@peci.com
Natural Gas Service: ATMOS Energy, (512) 310-3810	Size of Nearest Line: 3 inch/7.6 cm		Pressure: Intermediate Pressure at Waterfall and Deer Creek in the North Creek Subdivision approximately 1.3 miles/2.1 km southeast of the site
Telecommunication Service: AT&T and/or SuddenLink	Phone: (512) 870-4430 and/or (979) 595-2424	Facs: (512) 870-4475 and/or (979) 595-2445	Email: mm2741@att.com and/or Joe.Bethany@suddenlink.com
Solid Waste Disposal: Clawson Disposal, Inc.	Phone: (512) 259-1709	Facs: (512) 746-5807	Email: clawsondisp@earthlink.net
Sales Information			
Contact: Mr. Tommy LeVasseur	Phone: (512) 986-4755	Facs: (512) 986-4755	Email: lazer@blackwellconstruction.com
Sales Price: Negotiable		Web Site: www.xparkusa.com	
		Lease Price: Not Applicable	
Comments: An alternative recreation and entertainment venue with retail and traditional "ball-and-stick" sports included. Many opportunities for retail, hotel and other service development businesses. Expected opening in Spring 2010.			